

Attachment B - Staff Report



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-8-18-8
February 1, 2019

Central City [Village Planning Committee Meeting Date:](#) March 11, 2019
[Planning Commission Hearing Date:](#) April 4, 2019

Request From: [C-2](#) (1.67 acres)
Request To: [C-2 SP](#) (1.67 acres)
Proposed Use Self-service storage facility and all underlying C-2 uses

Location Approximately 135 feet west of the northwest corner of 17th Street and Portland Street

Owner New Hope in Christ Church
Applicant Hibernia Capital Advisors, LLC
Representative Lindsay C Schube, Gammage and Burnham

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	17th Street	Local	24-foot west half street
	Portland Street	Local	24-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.</p> <p>This site is compatible in scale and character with the commercial uses to the south and Garfield Storage facility to the west. Buildings adjacent to residences are single-story in height and increased landscaping has been stipulated along the street frontages.</p>			

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal would allow the growth and expansion of an existing self-storage facility that is consistent with the character and scale of surrounding developments.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property has been vacant for many years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is consistent with the development pattern in the surrounding area.

Applicable Plans, Overlays, and Initiatives

[Eastlake-Garfield Transit Oriented Development Policy Plan](#)

See background Item No. 6.

[Tree and Shade Master Plan](#)

See background Item No. 6.

[Garfield Redevelopment Area Plan](#)

See background Item No. 7.

[Reimagine Phoenix](#)

See background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2
East	Residential homes	C-2
West	Self-Storage Facility	C-2 SP
North	Transportation Corridor (I-10 Freeway), Residential	C-2, R-3 RI HP
South	Commercial retail	PSC

C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street (17th Street)	Average 25 feet, Minimum 20 feet permitted for up to 50% of structure	15 feet (Not Met)*
Street (Portland Street)	Average 25 feet, Minimum 20 feet permitted for up to 50% of structure	21 feet 10 inches (Not Met)*
North	Adjacent to C-2: 0 feet	30 feet (Met)
South	Adjacent to C-2: 0 feet	0 feet (Met)
West	Adjacent to C-2 SP: 0 feet	0 feet (Met)
East	Adjacent to C-2: 0 feet	0 feet (Met)
Lot Coverage	50% maximum	49% (Met)
Building Height	2 stories, 30 feet maximum	1 story, 15 feet 4.5 inches
Parking	(1 space per 35 units) 112 units/35 = 4 spaces	5 Spaces Provided (Met)

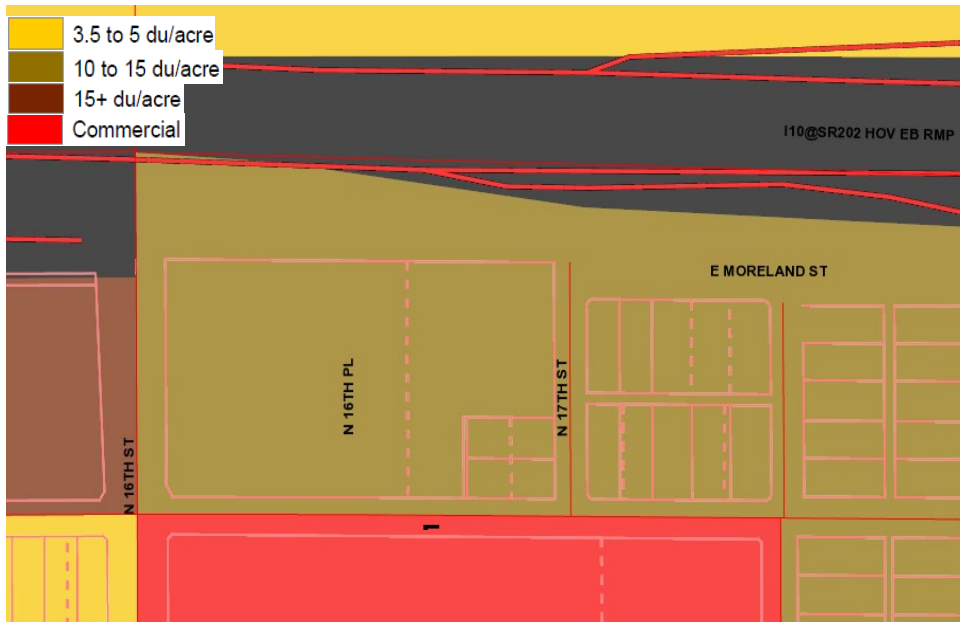
*Variance may be required

Background/Issues/Analysis

1. This request is to rezone a 1.67-acre parcel located approximately 135 feet west of the northwest corner of 17th Street and Portland Street from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit). The request would apply a Special Permit to the site to allow a self-service storage facility and all underlying C-2 uses.

The subject site is an expansion of an existing self-service storage facility adjacent to the site to the west. The existing C-2 SP was approved by rezoning case Z-SP-5-15-8. The proposal consists of six, one-story buildings with exterior-loaded storage units.

2. The General Plan Land Use Map designation for the subject property is Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the Commercial designation; however, a General Plan Amendment is not required as the site is less than 10 acres.



Source: City of Phoenix Planning and Development Department

- The subject site has been vacant for approximately 10 years and is zoned C-2.

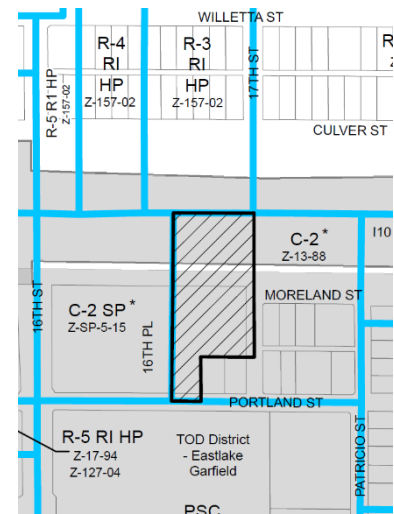
North of the site is the Interstate 10 freeway zoned C-2 and R-3 RI HP. North of the freeway is the Brentwood neighborhood zoned R-3 RI HP.

South of the subject site is a commercial shopping center anchored by the Ranch Market zoned PSC.

East of the subject site, across 17th Street is the Douglas subdivision zoned C-2.

West of the subject site is the existing Garfield Storage facility zoned C-2 SP. The subject site will be an expansion of the existing Garfield Storage facility.

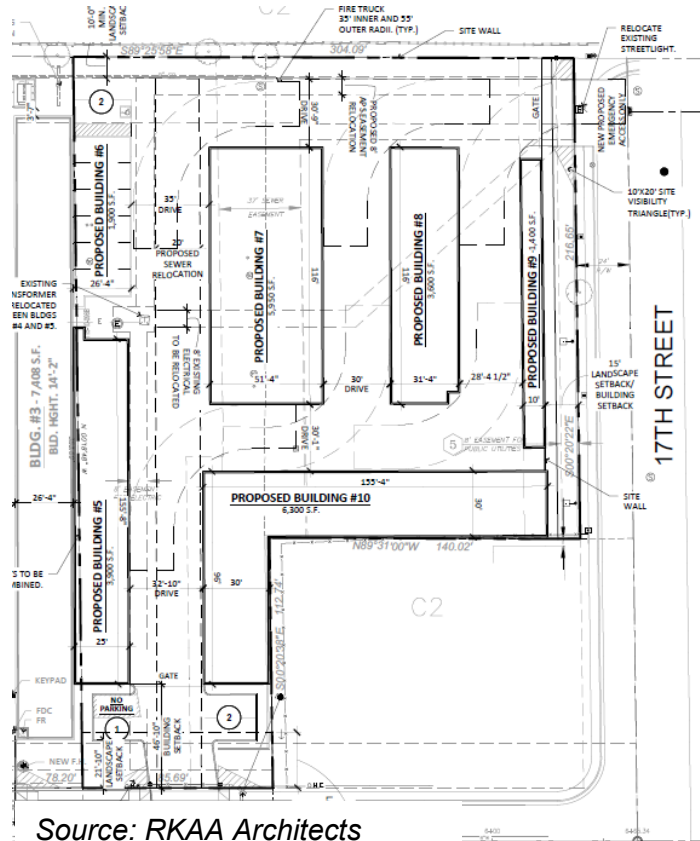
Southeast, adjacent to the site is residential zoned C-2.



Source: City of Phoenix Planning and Development Department

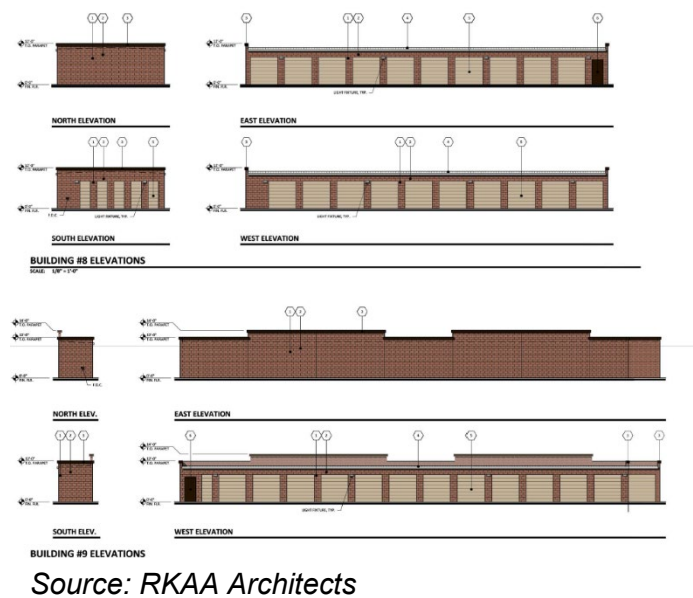
- The proposal consists of six buildings ranging from 1,900 to 6,300 square feet, containing individual storage units. These units will be loaded from the exterior of the building. The site can be accessed from Portland Street with an emergency only access point on 17th Street. To ensure the 17th Street access is not used for commercial traffic, a stipulation limiting access is recommended. This is addressed in Stipulation No. 3. The required parking spaces are located along Portland Street as well as at the northwest corner of the site.

The applicant intends to combine the subject site with the adjacent parcel, located to the west of the site. Both parcels will be combined in order to function as one self-storage facility.



Site Plan/ Elevations

- The proposed elevations for the buildings resemble and have the appearance of brick, similar to the materials used when developing the Garfield Storage site to the west. As these sites will function as one, staff has requested that the development utilize architectural features and materials that are compatible with the existing Garfield Storage development. The provision of these elements will create visual interest for the site. This is addressed in Stipulation No. 1.



6. **Eastlake-Garfield TOD Policy Plan/ Tree and Shade Master Plan**

The site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District, the boundaries for which are Interstate 10 on the east and north, 7th Street on the west, and the Union Pacific Railroad on the south. The Policy Plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. There are different elements such as Land Use, Housing, Economic Development, Mobility, and Health. These elements serve as a guide to investment. The applicant's proposal is consistent with many of the policies outlined in the Green Systems Element of the Eastlake-Garfield TOD Policy Plan. There are a number of considerations which will assist in contributing to the walkable environment on 17th and Portland Streets. Providing shade trees in the landscaped areas is an essential component for contributing toward the goals of the Tree and Shade Master Plan as well as the Eastlake-Garfield Transit Oriented Development Policy Plan. Staff requested that trees in the required landscape setbacks shall include minimum 3-inch caliper trees in order to provide a more robust streetscape along 17th Street and Portland Street. Additionally, it is recommended that the required trees along the 17th Street and Portland Street frontages be placed so that they will provide shade to pedestrians on the adjacent sidewalk to contribute to the walkability of the street. This is addressed in Stipulation No. 2.

7. **Garfield Redevelopment Area Plan**

This site is located within the boundary of the Garfield Redevelopment Area. The Plan envisioned this site for development of multi-family residential. The existing C-2 zoning of the site allows for both multifamily residential and commercial uses. Although, the proposal is not consistent with the plan, it is compatible with the adjacent uses.

8. **Reimagine Phoenix**

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

INERDEPARTMENTAL COMMENTS

10. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 4.
11. The Floodplain Management division of the Public Works Department has indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that site and/or buildings shall comply with the Phoenix Fire Code.
13. The Water Services Department commented that there are existing water and sewer mains that can potentially serve the development.
14. The Street Transportation Department, Parks and Recreation Department, and the Public Transit Department, did not have any comments regarding this case.
15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 5-7.

OTHER

16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment me be required.

Findings

1. As stipulated, the proposal is consistent with the scale of the surrounding development.
2. The proposal would allow the growth and expansion of an existing self-storage facility that is consistent with the character and scale of surrounding developments.
3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the Eastlake-Garfield Transit Oriented Development Policy Plan through the provision of increased landscaping and shade at the street frontages.

Stipulations

1. The development shall utilize architectural features and materials compatible with the self-storage development to the west, as approved by the Planning and Development Department.
2. Required trees in the 17th Street and Portland Street landscape setbacks shall include minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, and shall be placed adjacent to the sidewalk in order to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
3. Access to 17th Street shall be restricted to emergency access only, as approved by the Planning and Development Department.
4. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
6. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials

Writer

Elyse DiMartino

February 1, 2019

Team Leader

Samantha Keating

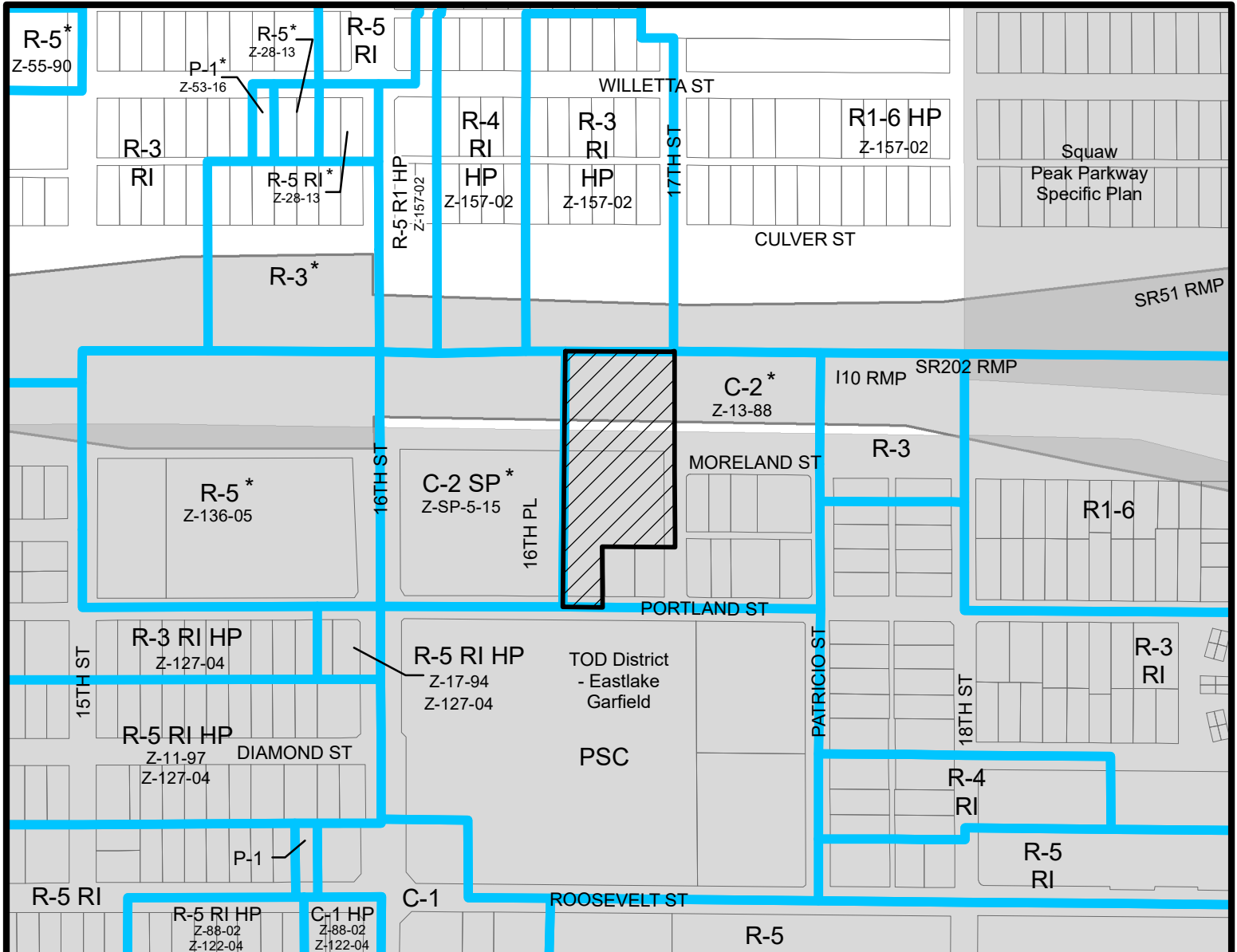
Exhibits

Zoning sketch

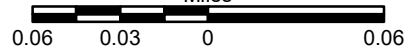
Aerial

Site Plan date stamped January 28, 2019

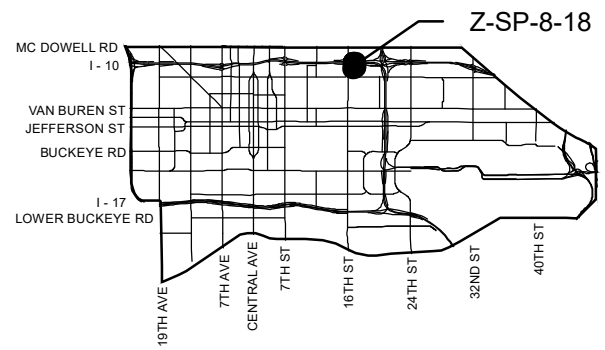
Elevations date stamped November 15, 2018 (4 pages)



Miles

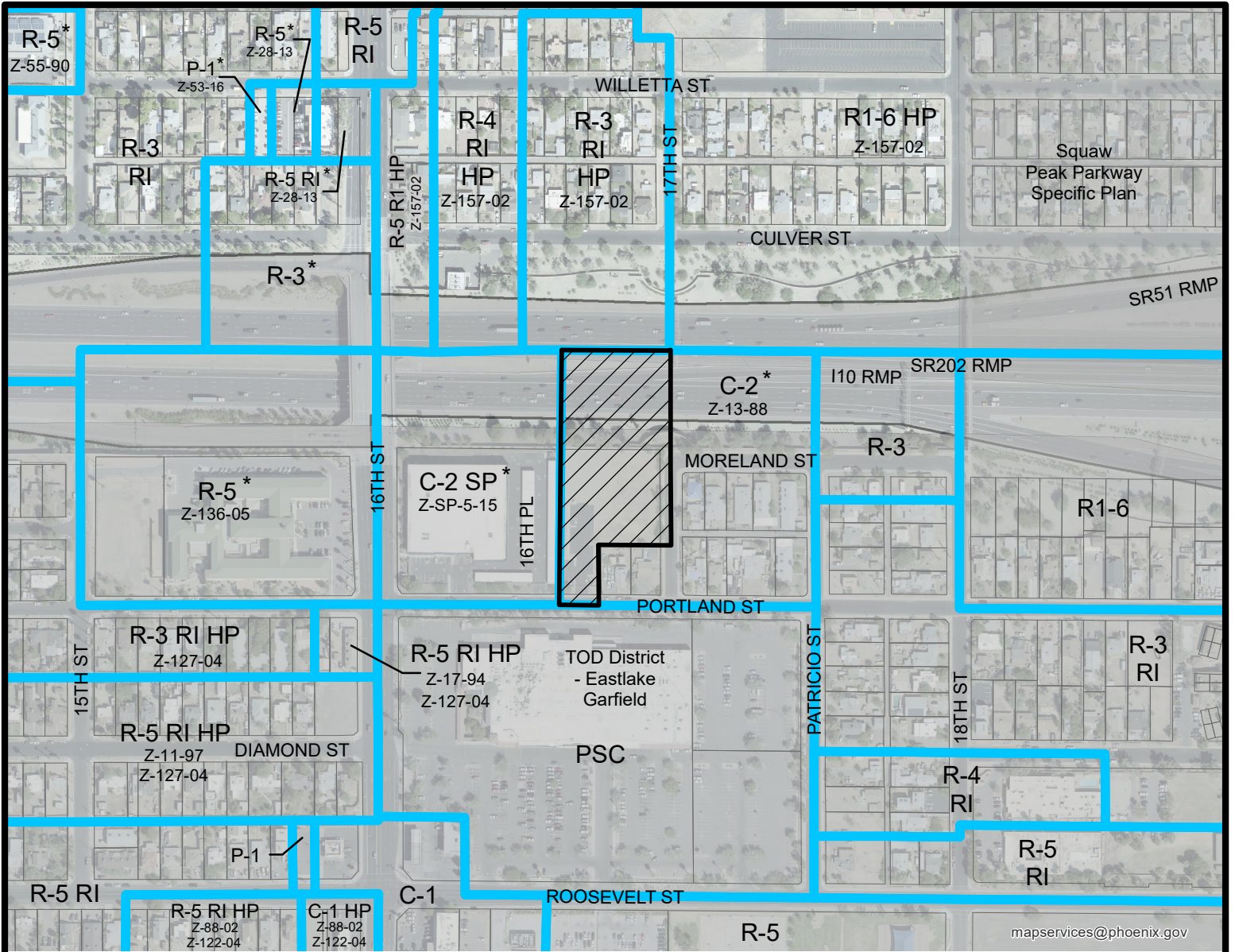


CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Hibernia Capital Advisors, LLC		REQUESTED CHANGE: FROM: C-2 (1.67 a.c.) TO: C-2 SP (1.67 a.c.)	
APPLICATION NO. Z-SP-8-18	DATE: 12/26/2018 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.67 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 12-31	<small>ZONING MAP</small> G-9	
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 24 24		* UNITS P.R.D. OPTION 29 29

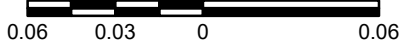
* Maximum Units Allowed with P.R.D. Bonus



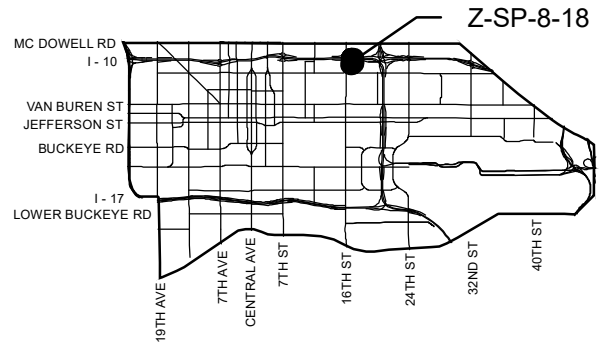
mapservices@phoenix.gov



Miles



CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Hibernia Capital Advisors, LLC**

REQUESTED CHANGE:

APPLICATION NO. **Z-SP-8-18**

DATE: **12/26/2018**
REVISION DATES:

FROM: **C-2 (1.67 a.c.)**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.67 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 12-31

ZONING MAP
G-9

TO: **C-2 SP (1.67 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

24

24

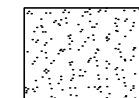
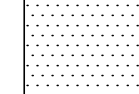

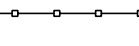
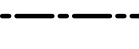

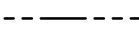
*** UNITS P.R.D. OPTION**

29

29

* Maximum Units Allowed with P.R.D. Bonus

SYMBOLS LEGEND:

-  INDICATES MEDIUM BROOM FINISH STANDARD GRAY CONCRETE. SLOPE TO DRAIN AWAY FROM BUILDING MIN. OF 1% AND NOT TO EXCEED 2% MAX IN ANY DIRECTION.
-  INDICATES DECOMPOSED GRANITE LANDSCAPED AREA - SEE LANDSCAPE DRAWINGS
-  ADA ACCESSIBLE ROUTE TO PUBLIC R.O.W.
-  EXISTING ADOT FENCE
-  PROPERTY LINE
-  EASEMENTS, SET BACKS AND VARIOUS OTHER CLEARANCES
-  ASSURED PROPERTY LINE

NOTE: PER ADA 403.3 THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48

ARCHITECT:
 RKA ARCHITECTS, INC
 2233 E. THOMAS RD
 PHOENIX, AZ 85016
 CONTACT: ROBERT KUBICEK
 PM: EDGAR FELIX
 PHONE: 602-955-3900
 EMAIL: efelix@rkaa.com

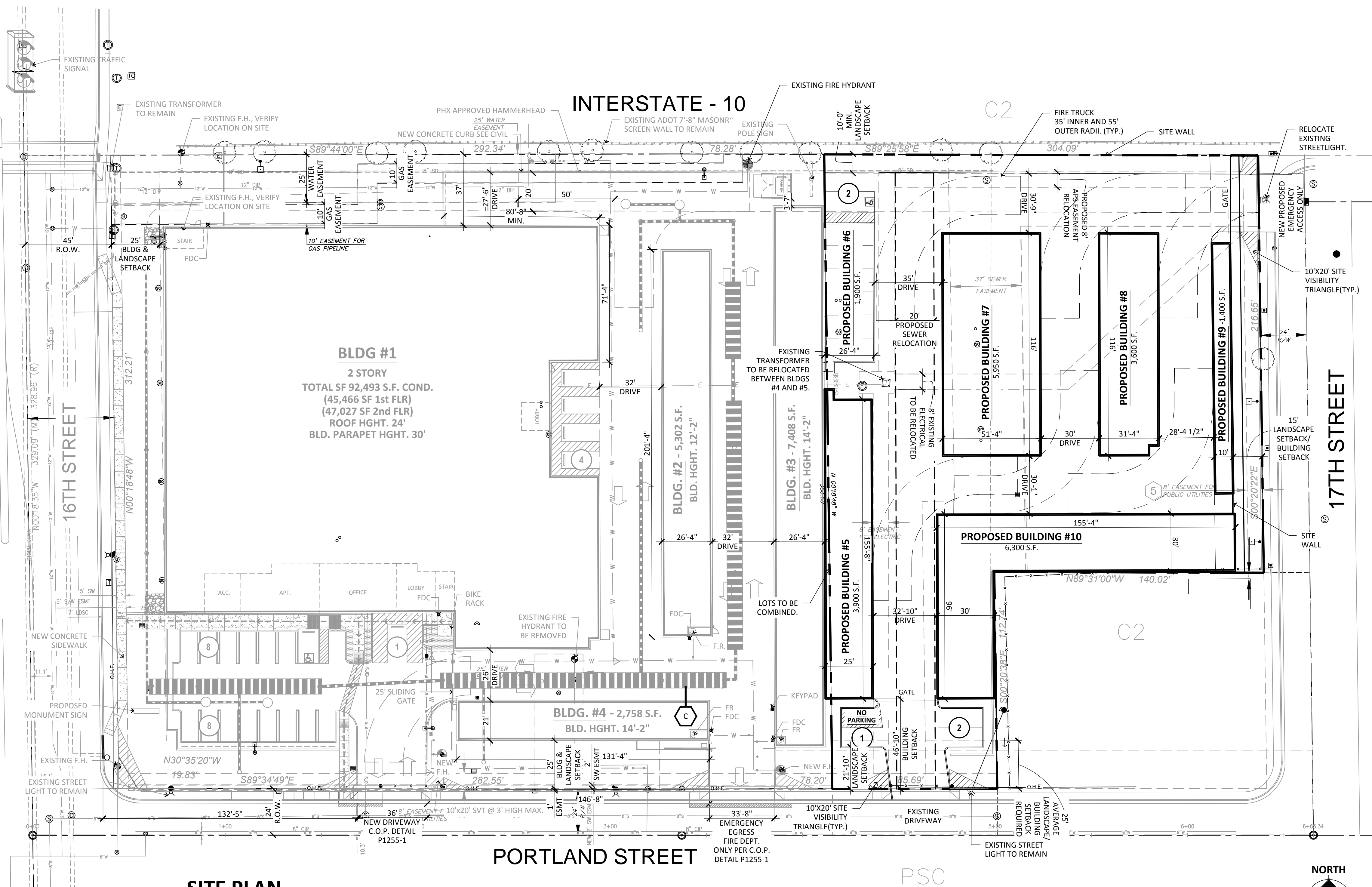
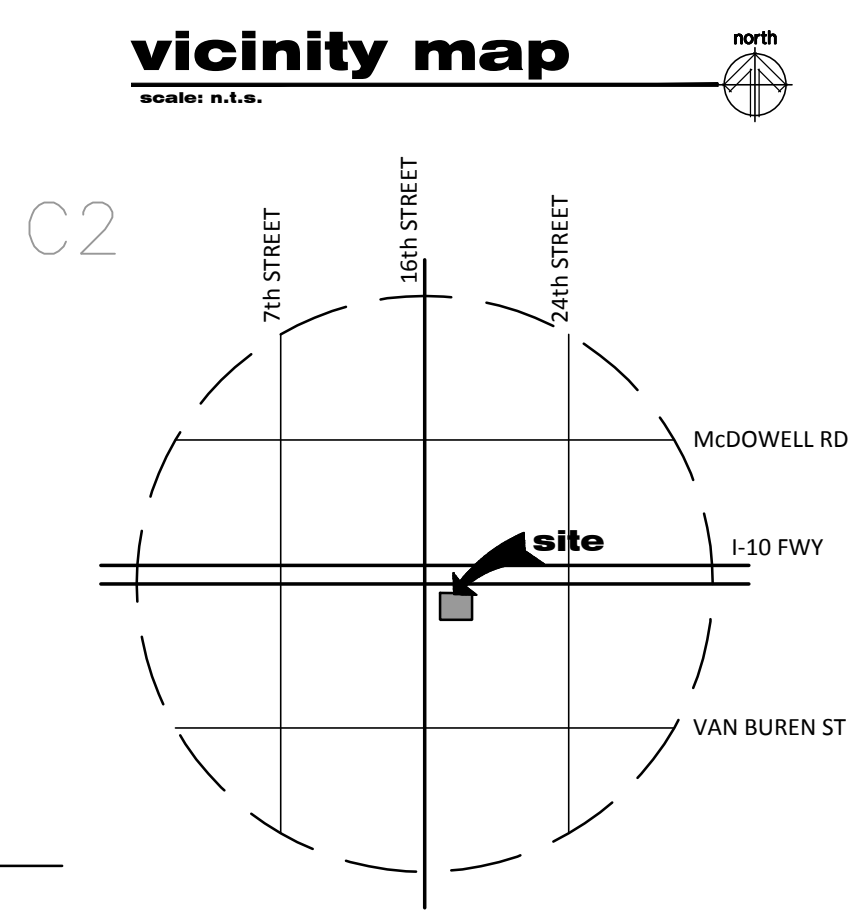
OWNER:
 HIBERNIA PORTLAND, LLC.
 1616 E. PORTLAND STREET
 PHOENIX, AZ 85006
 CONTACT: JACKIE PEARSON
 PHONE: 602-956-8808
 EMAIL: jpearson@hcadvisors.com

BUILDING DATA						
	LOCATION	OFFICE	APT/MISC	COND. STORAGE	NON-COND. STORAGE	SUBTOTAL
EXISTING	BUILDING #1	1409 S.F.	961 S.F.	85,148 S.F.	4,975 S.F.	90123
	BUILDING #2		60 S.F.		5,242 S.F.	5242
	BUILDING #3		32 S.F.		7,376 S.F.	7376
	BUILDING #4		60 S.F.		2,698 S.F.	2698
PROPOSED	BUILDING #5				3,900 S.F.	3900
	BUILDING #6				1,900 S.F.	1900
	BUILDING #7				5,950 S.F.	5950
	BUILDING #8				3,600 S.F.	3600
	BUILDING #9				1,400 S.F.	1400
	BUILDING #10				6,300 S.F.	6300
TOTAL				85148 S.F.	43341 S.F.	128489

SITE DATA	
PROJECT DESCRIPTION	PROPOSED SELF STORAGE FACILITY EXPANSION
LEGAL DESCRIPTION	LOT 1, NEW HOPE COMMUNITY CENTER, ACCORDING TO BOOK 712 OF MAPS, PAGE 13 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2005-0297029, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
EXISTING ZONING	C-2
PARCEL#	116-15-0968
SITE AREA	58,530 S.F. (1.34 ACRES) = NET 65,763 S.F. (1.51 ACRES) = GROSS
LOT COVERAGE	82,584/180,632 = 45.7%
MAX BLDG HEIGHT	BUILDING ROOF HEIGHT 14'-0" BUILDING PARAPET HEIGHT 16'-0"
PROPOSED USE	STORAGE: PERSONAL PROPERTY
PARKING CALCULATIONS	
PARKING REQ.	1 SPACES PER 35 STORAGE UNITS (112/ 35 = 4.0)
TOTAL PARKING REQUIRED	4 SPACES
TOTAL PARKING PROVIDED	5 SPACES
ACCESSIBLE SPACES REQUIRED PER TABLE 1106.1	1 SPACES

BUILDING CONSTRUCTION TYPE
 ALL PROPOSED BUILDINGS ARE PROPOSED AS TYPE IIB.

NOTES:
 **LANDSCAPE SETBACK VARIANCE TO REDUCE FROM 25' TO 15' REQUIRED TO ALLOW FOR BUILDING #9.
 **LANDSCAPE SETBACK VARIANCE TO REDUCE FROM 25' AVERAGE TO 20'.



SITE PLAN
 SCALE: 1"=30'-0"

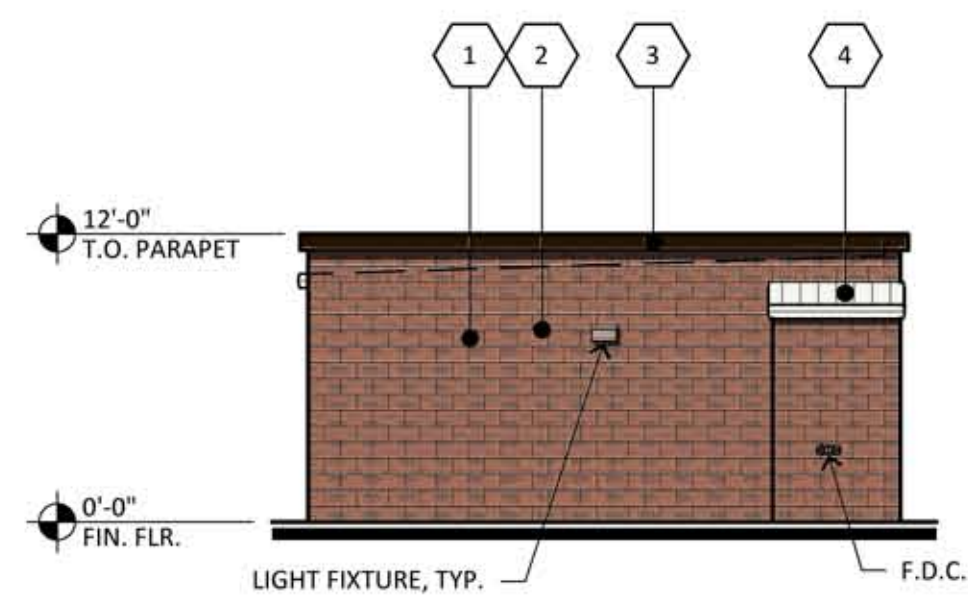
PROPOSED SELF STORAGE
 1616 East Portland Street
 PHOENIX, ARIZONA
 DATE: 01-16-2019

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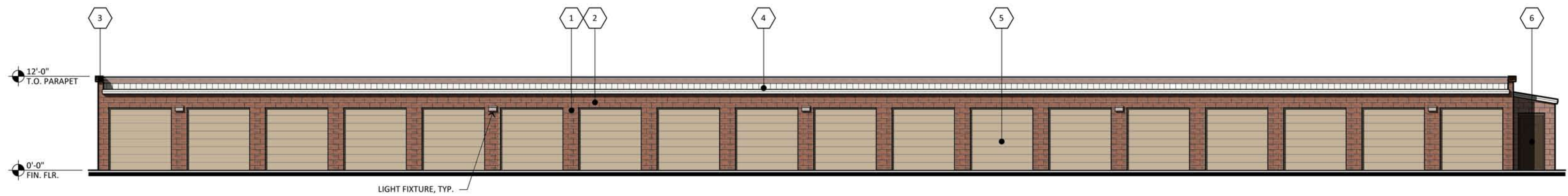
SP1.0
 RKA# 18151.50

RKAA ARCHITECTS, INC.

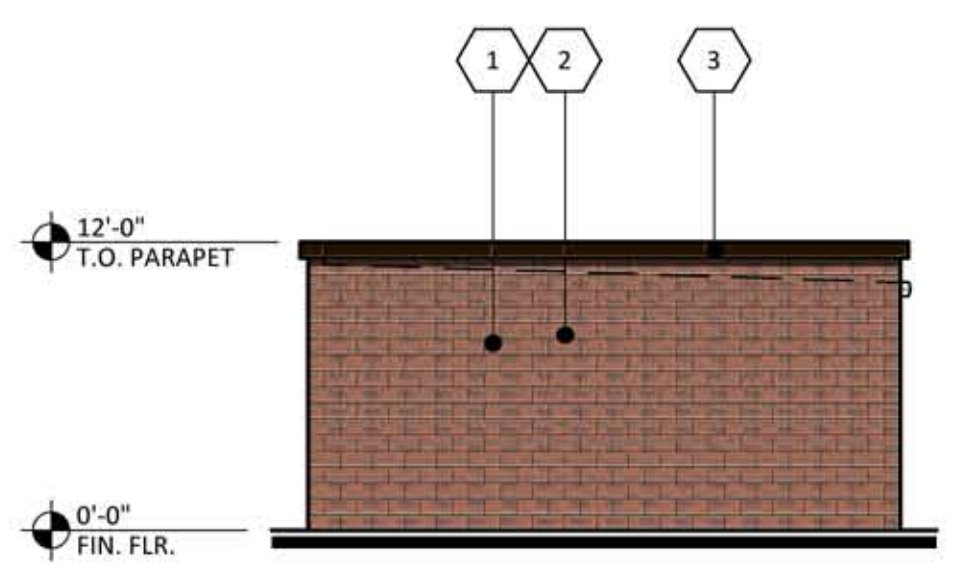
PA18-113
 Q.S: 12-31



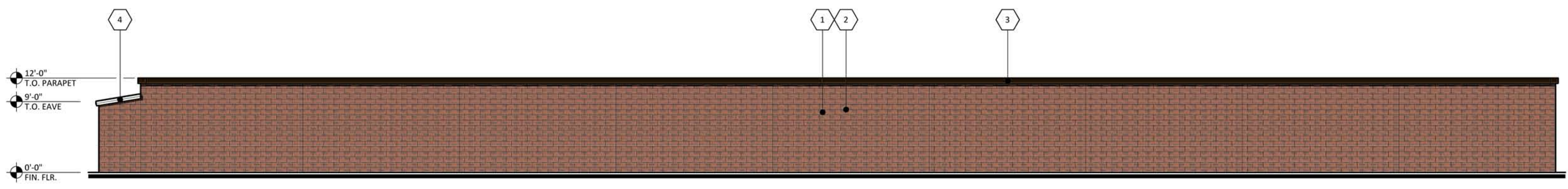
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

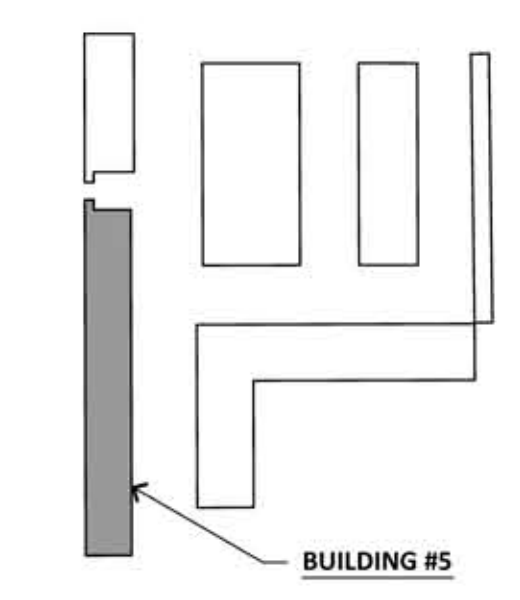
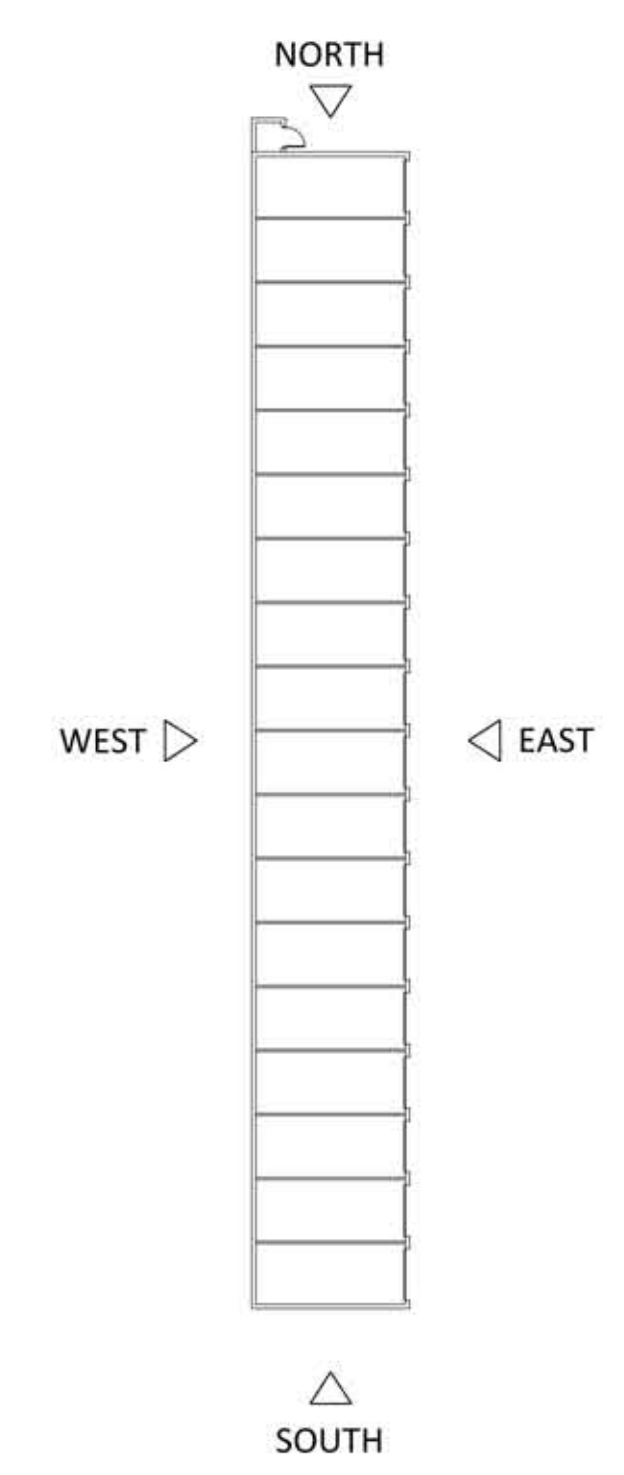


WEST ELEVATION

BUILDING #5 ELEVATIONS

SCALE: 1/8" = 1'-0"

MATERIALS & COLORS	
1	CMU - SUPERLITE 'FOUNDERS FINISH' 'HIGHLANDS' BLEND
2	GROUT - CUSTOM BUILDING PRODUCTS #95 'SABLE BROWN'
3	CORNICE (PRE-FINISHED METAL FLASHING) KAWNEER 'DARK BRONZE'
4	METAL ROOF - MBCI 'SIGNATURE 300' 'BONE WHITE'
5	ROLL UP DOORS - DBCI 'SANDSTONE'
6	HOLLOW METAL DOORS & FRAMES - (TO MATCH) ATAS #71 'DARK BRONZE ANODIZED'



SITE LAYOUT
SCALE: N.T.S.

KEY PLAN - BUILDING #5
SCALE: N.T.S.

CITY OF PHOENIX

NOV 15 2018

Planning & Development
Department

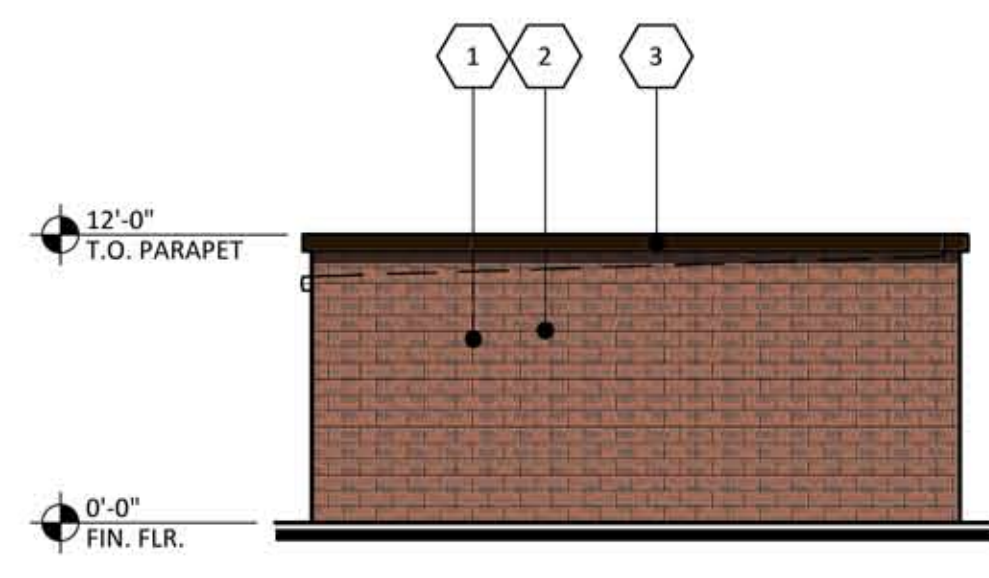
PROPOSED SELF STORAGE
1616 East Portland Street
PHOENIX, ARIZONA
DATE: 10-10-2018

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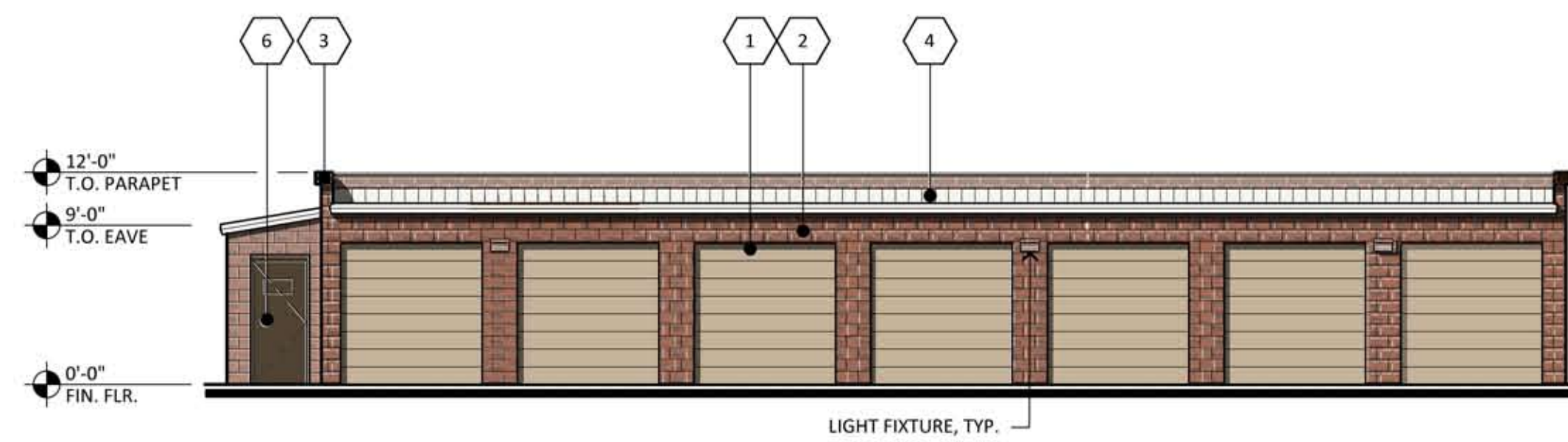
EL-1

RKAA# 18151.50

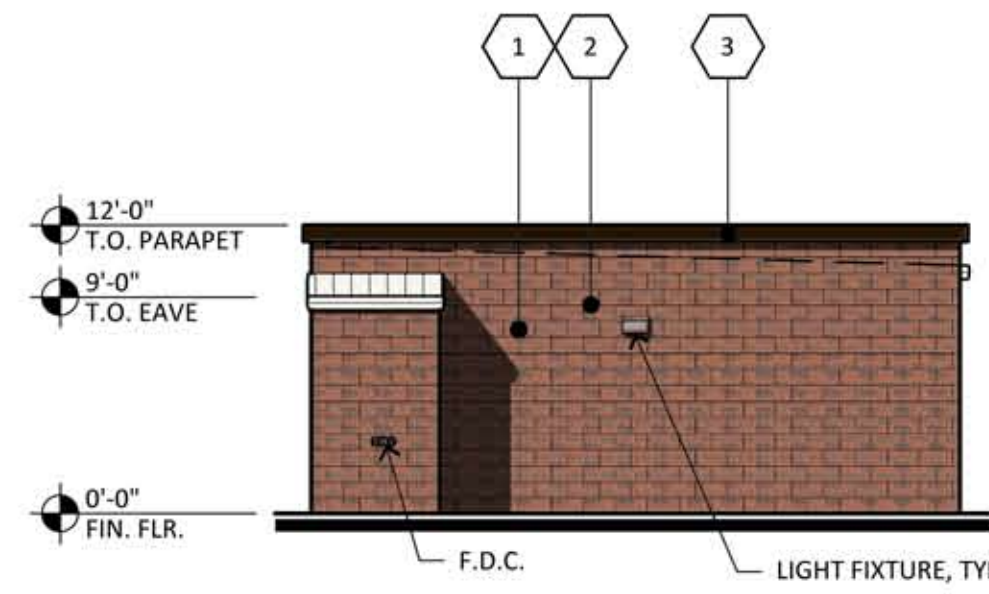




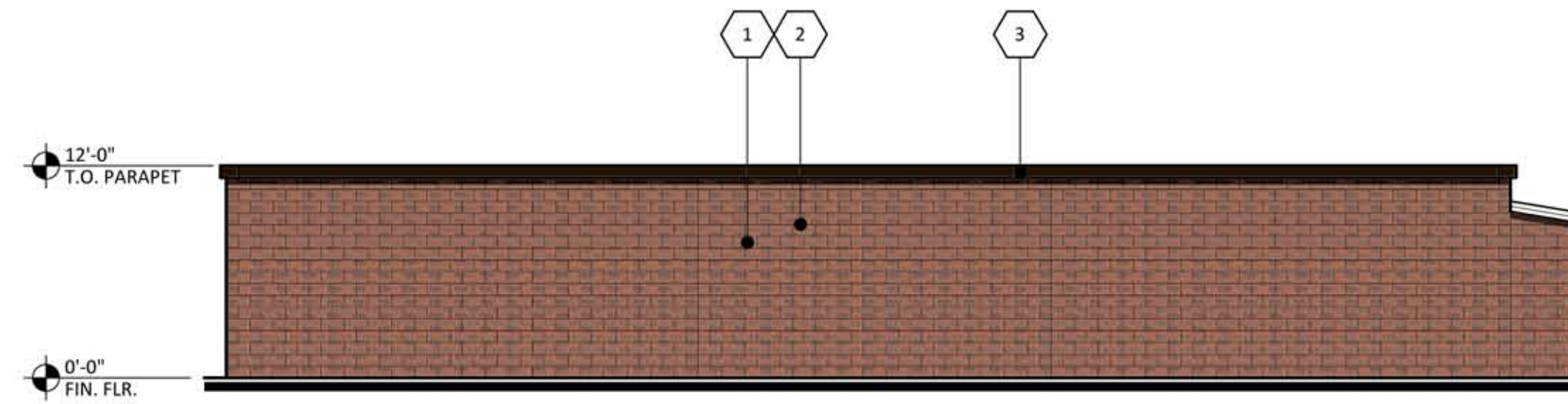
NORTH ELEVATION



EAST ELEVATION



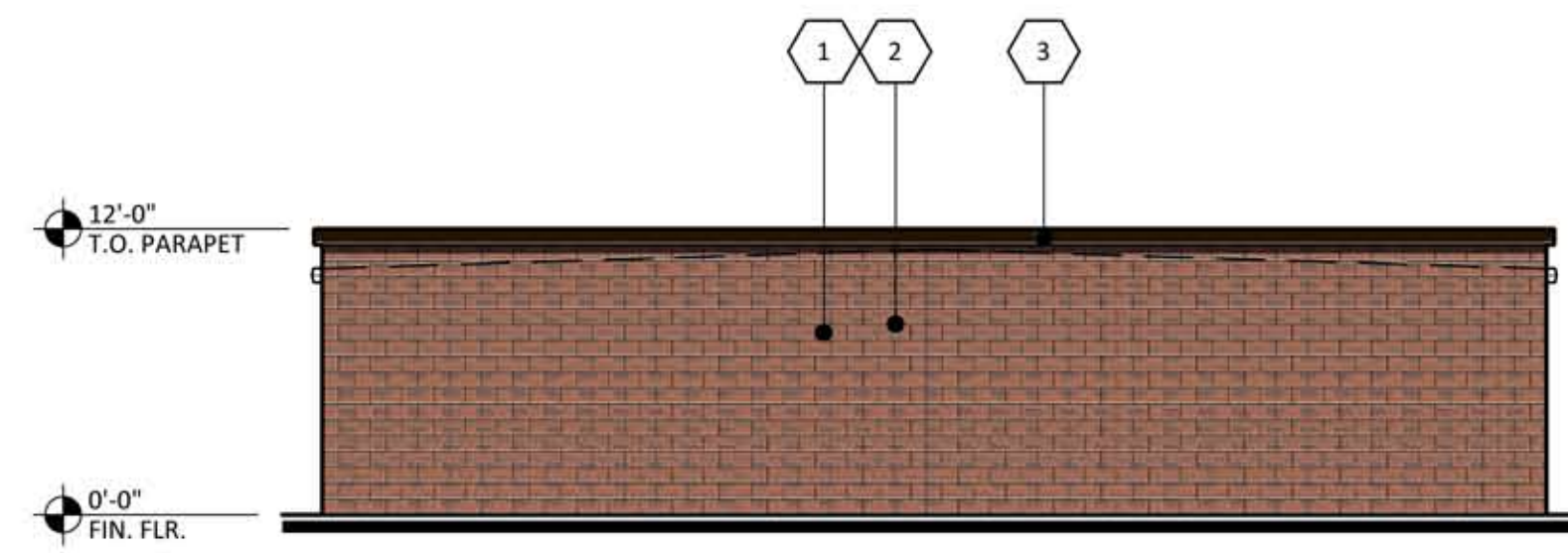
SOUTH ELEVATION



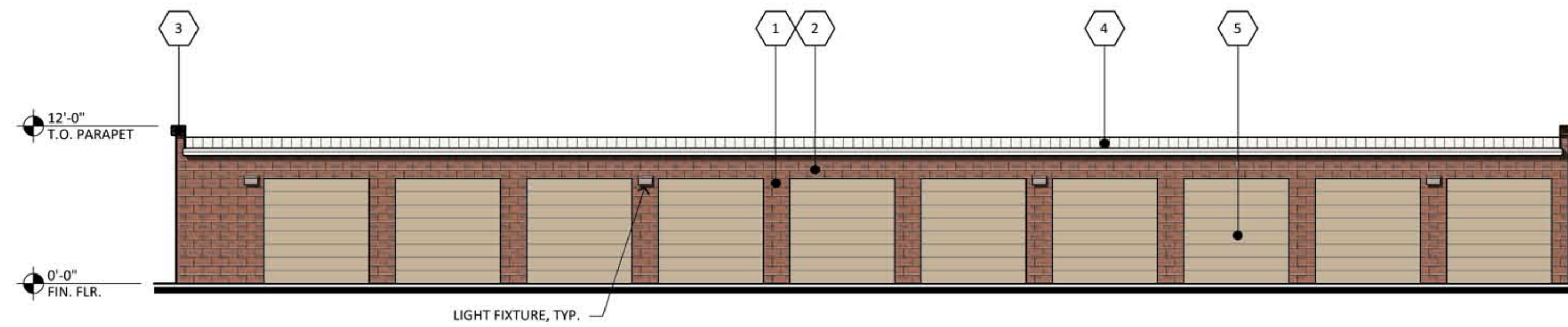
WEST ELEVATION

BUILDING #6 ELEVATIONS

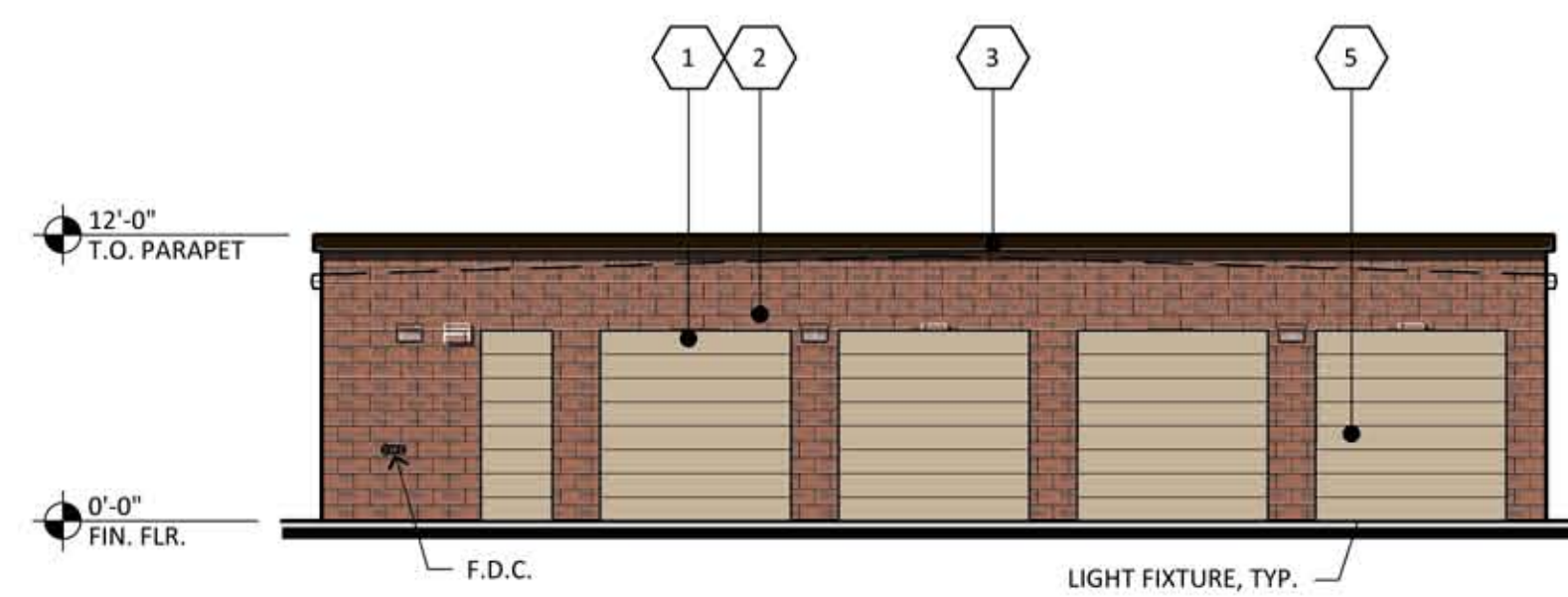
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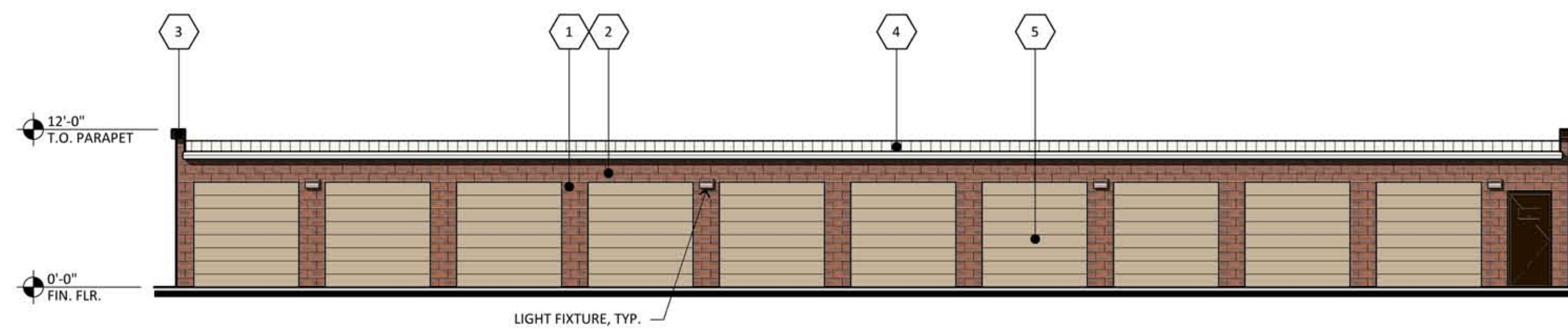
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING #7 ELEVATIONS

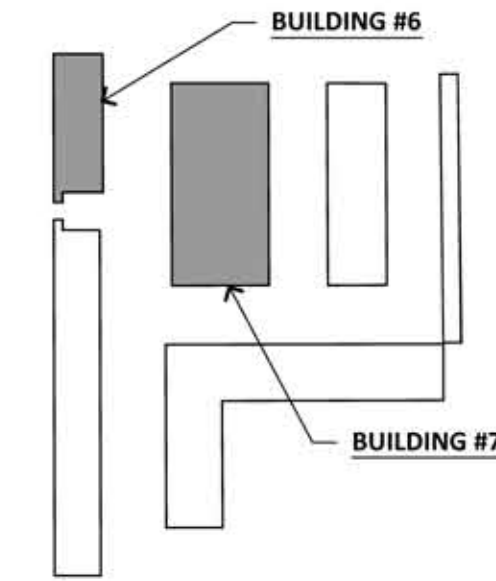
SCALE: 1/8" = 1'-0"

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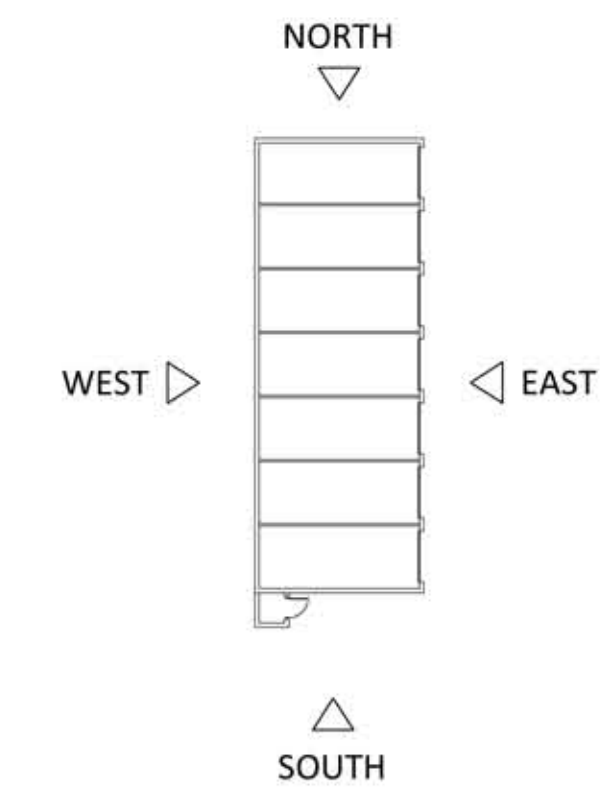
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MATERIALS & COLORS	
1	CMU - SUPERLITE 'FOUNDERS FINISH' 'HIGHLANDS' BLEND
2	GROUT - CUSTOM BUILDING PRODUCTS #95 'SABLE BROWN'
3	CORNICE (PRE-FINISHED METAL FLASHING) KAWNEER 'DARK BRONZE'
4	METAL ROOF - MBCI 'SIGNATURE 300' 'BONE WHITE'
5	ROLL UP DOORS - DBCI 'SANDSTONE'
6	HOLLOW METAL DOORS & FRAMES - (TO MATCH) ATAS #71 'DARK BRONZE ANODIZED'

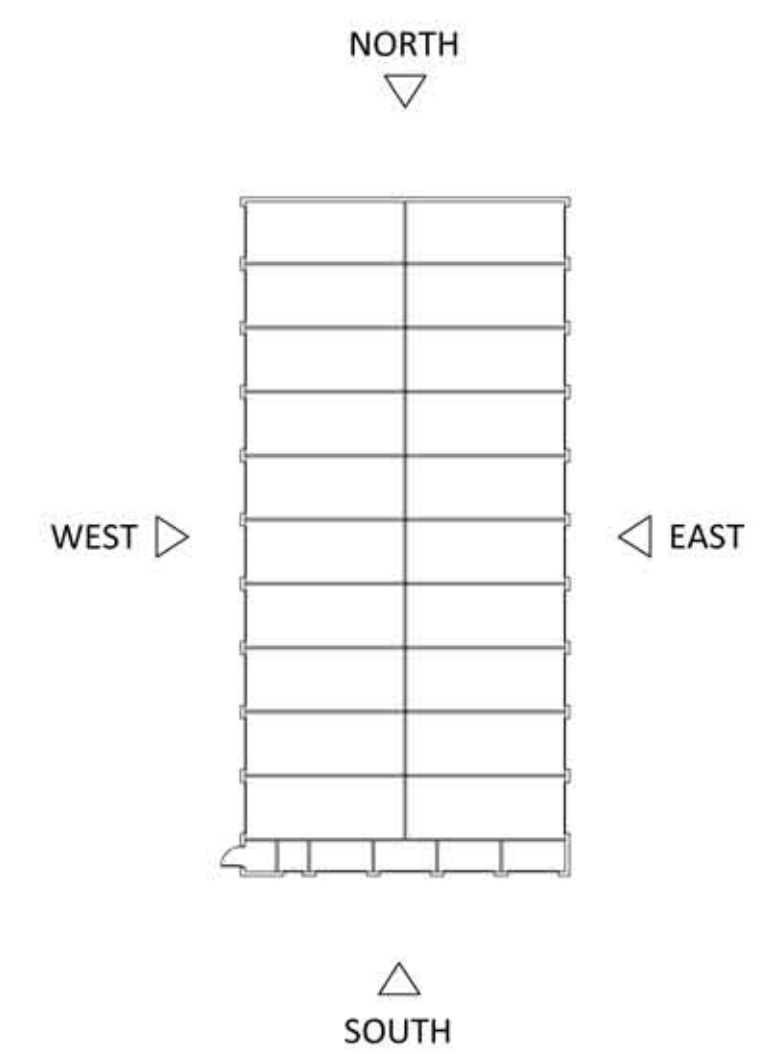


SITE LAYOUT
SCALE: N.T.S.



KEY PLAN - BUILDING #6

SCALE: N.T.S.



KEY PLAN - BUILDING #7

SCALE: N.T.S.



PROPOSED SELF STORAGE
1616 East Portland Street
PHOENIX, ARIZONA
DATE: 10-10-2018

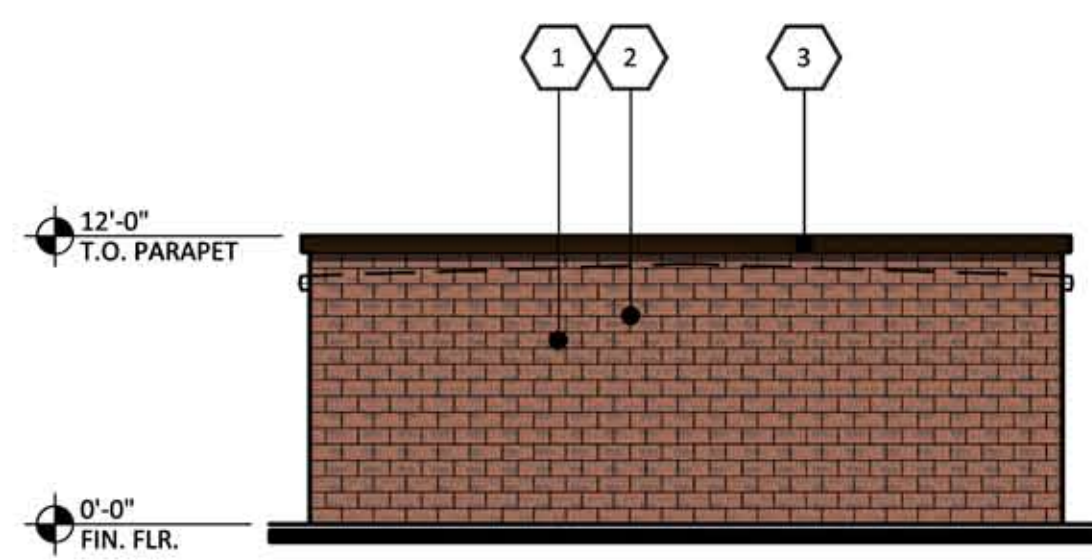
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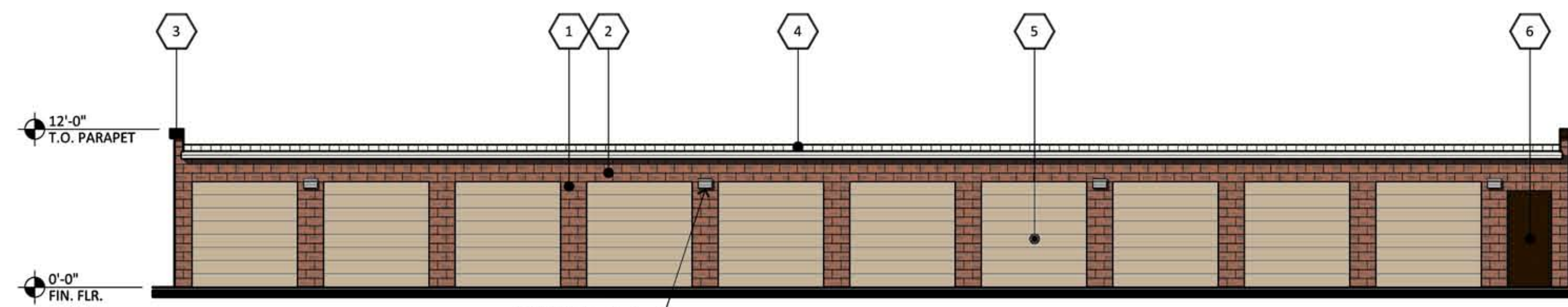
RKAA# 18151.50



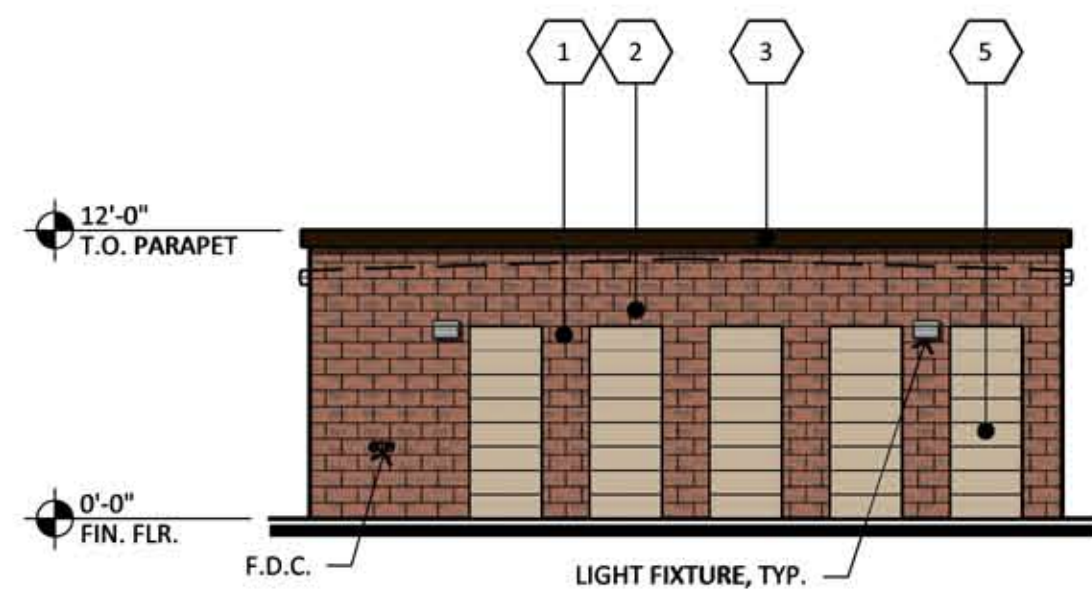
MATERIALS & COLORS	
1	CMU - SUPERLITE 'FOUNDERS FINISH' 'HIGHLANDS' BLEND
2	GROUT - CUSTOM BUILDING PRODUCTS #95 'SABLE BROWN'
3	CORNICE (PRE-FINISHED METAL FLASHING) KAWNEER 'DARK BRONZE'
4	METAL ROOF - MBCI 'SIGNATURE 300' 'BONE WHITE'
5	ROLL UP DOORS - DBCI 'SANDSTONE' 'GRAY'
6	HOLLOW METAL DOORS & FRAMES - (TO MATCH) ATAS #71 'DARK BRONZE ANODIZED'



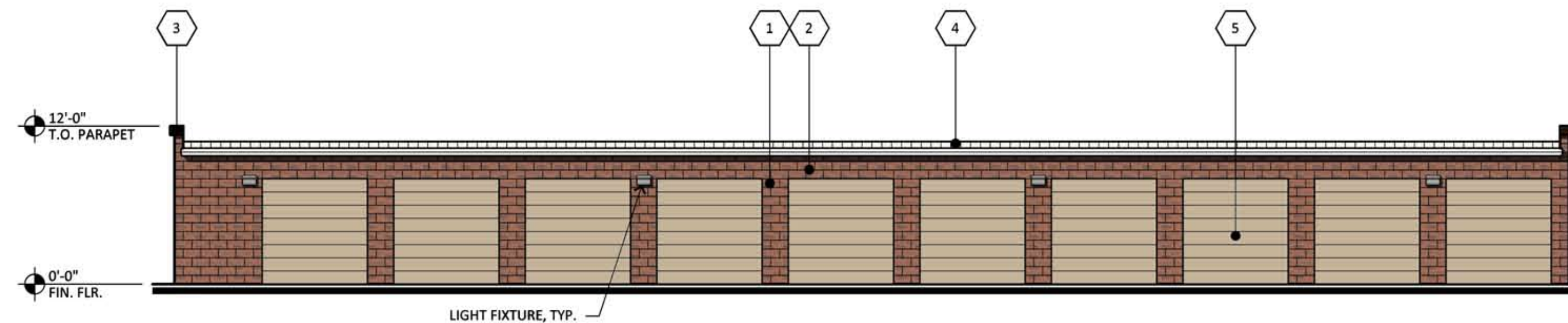
NORTH ELEVATION



EAST ELEVATION



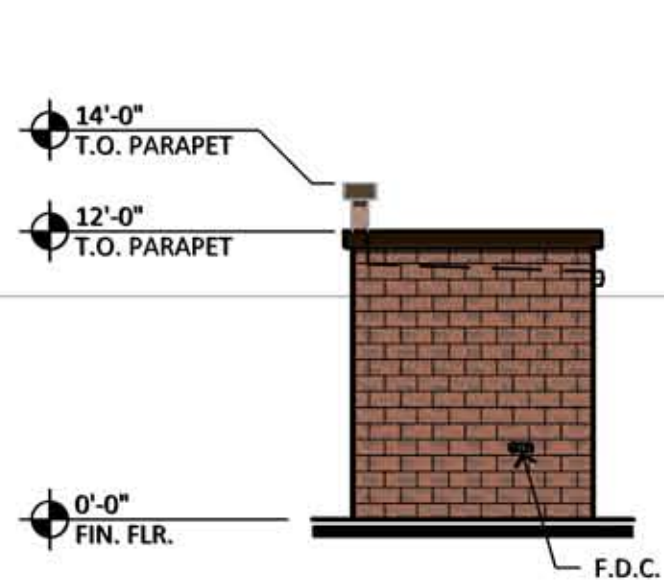
SOUTH ELEVATION



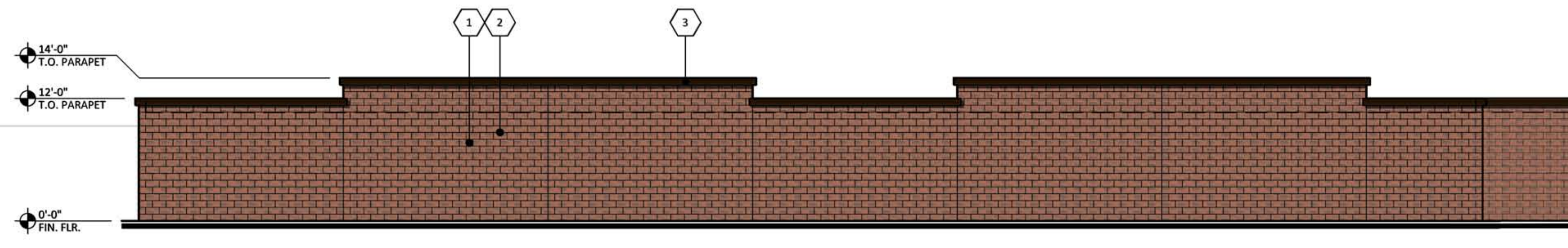
WEST ELEVATION

BUILDING #8 ELEVATIONS

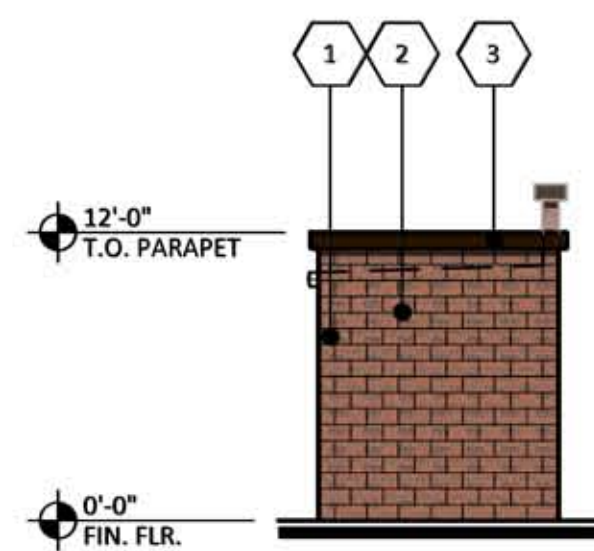
SCALE: 1/8" = 1'-0"



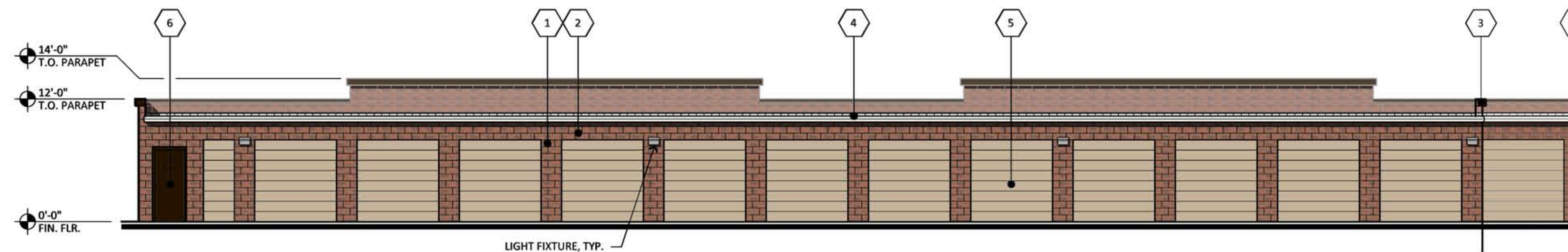
NORTH ELEV.



EAST ELEVATION



SOUTH ELEV.



WEST ELEVATION

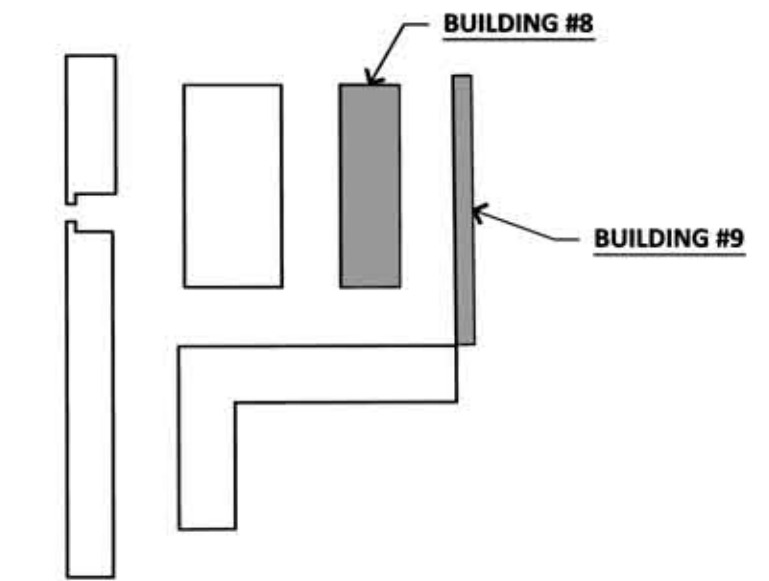
BUILDING #9 ELEVATIONS

SCALE: 1/8" = 1'-0"

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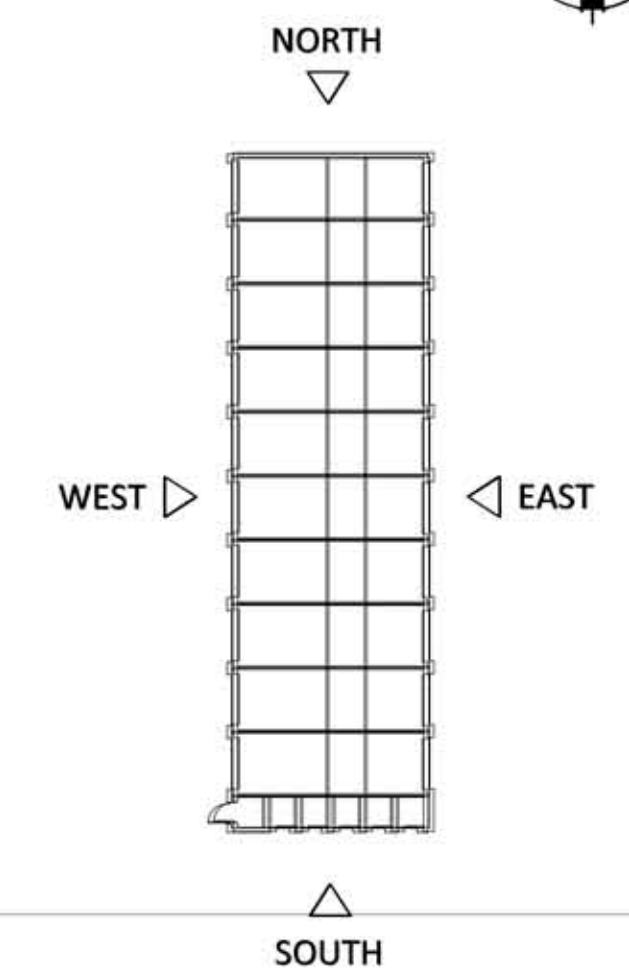
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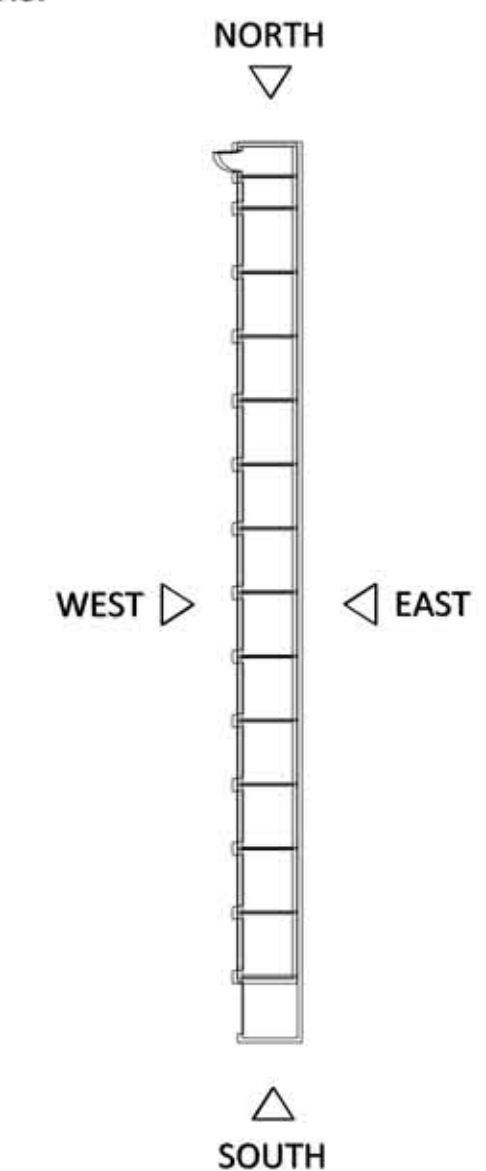
SITE LAYOUT

SCALE: N.T.S.



KEY PLAN - BUILDING #8

SCALE: N.T.S.



KEY PLAN - BUILDING #9

SCALE: N.T.S.



PROPOSED SELF STORAGE
1616 East Portland Street
PHOENIX, ARIZONA
DATE: 09-18-2018

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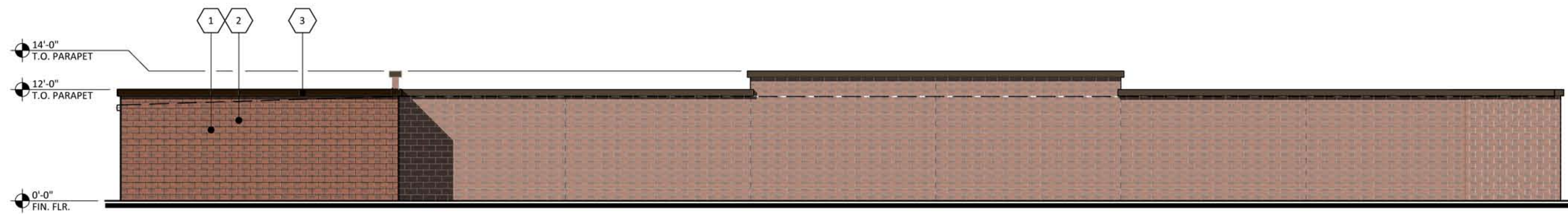




NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING #10 ELEVATIONS

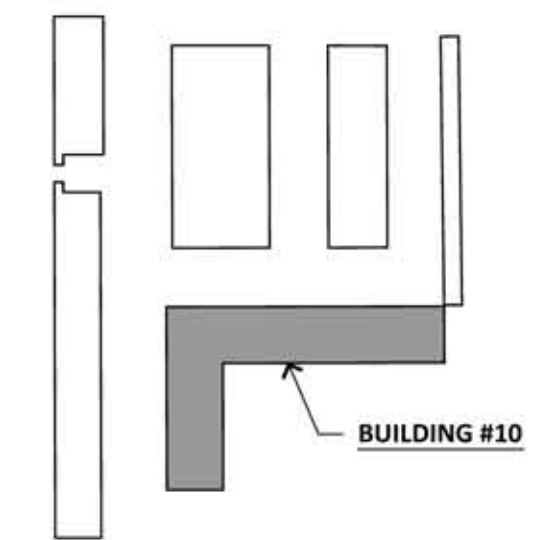
SCALE: 1/8" = 1'-0"

MATERIALS & COLORS	
1	CMU - SUPERLITE 'FOUNDERS FINISH' 'HIGHLANDS' BLEND
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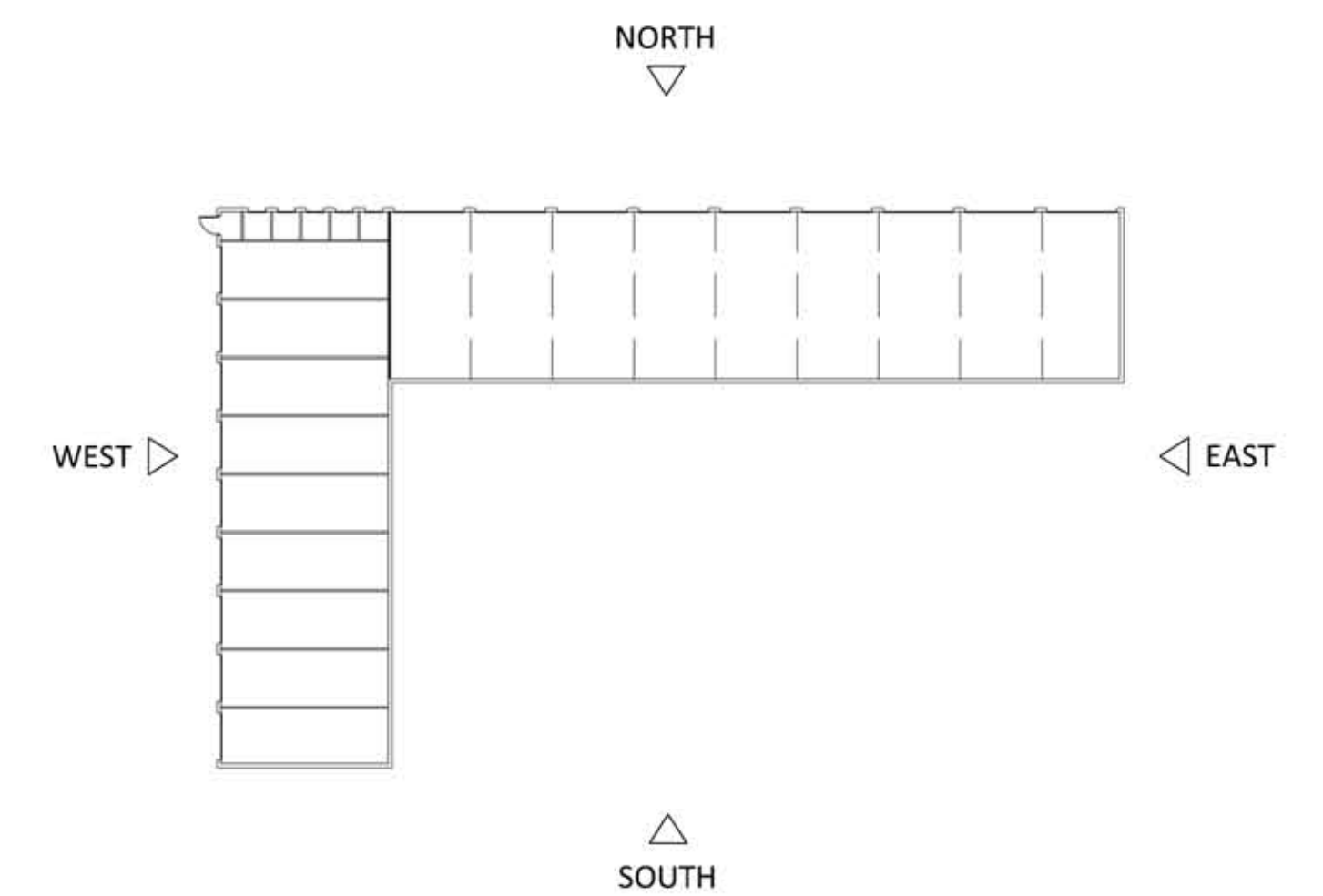
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SITE LAYOUT
SCALE: N.T.S.



KEY PLAN - BUILDING #10
SCALE: N.T.S.



PROPOSED SELF STORAGE
1616 East Portland Street
PHOENIX, ARIZONA
DATE: 10-10-2018

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